



176 24th  
Avalon, NJ 08202

Asking \$3,795,000.00



#### COMMENTS

This centrally located, 2013 custom built home sits on a massive, 70' x 110' lot and offers 6 bedrooms, 5.5 bathrooms, and an expansive rear yard entertaining space. The scale of this lot, which is 40% larger than the majority of lots in the center of Avalon, is noticeable throughout the property. The five-car driveway is lined with 20-foot-tall Leyland Cypress trees. The rear yard pool and hot tub leave plenty of room for multiple entertaining areas AND a cabana attached to a storage garage large enough to account for everything that you could ever need to enjoy 7 Mile Island. This southern exposed rear yard oasis is drenched in natural light all afternoon and is lined with more mature, Leyland Cypress trees. The cabana heightens your experience, with a flat screen television, storage, granite countertop, refrigeration and roll down storm shutter. The interior of this beautiful home offers a tried-and-true layout, with large bedrooms, top notch entertaining spaces, and plenty of bathrooms. The large entry foyer offers comfortable access to three first floor bedrooms, two of which share a hall bath and one of which is en-suite. The rear yard facing, first floor family room has a wet bar, multiple seating areas and offers slider access to the pool area. Upstairs, the second floor great room is completely vaulted and is the ideal place to relax after a great day down the beach. The chef's kitchen has stainless steel appliances, custom cabinetry, and a massive center island. The living area is centered on a gas fireplace flanked by custom built-ins on both sides. This area offers slider access to a huge second floor deck, with a natural gas hookup for your grill and both dining and living areas. The rear of the second floor has two bedrooms, both with en-suite bathrooms. The third floor is entirely dedicated to the primary suite, with an en-suite bathroom, large walk-in closet and a private deck. The location of this unique property leaves you just steps from the shops, restaurants and nightlife in the center of Avalon and only two cross streets to the beach. The property has \$169,000 of rentals booked for 2025 with the potential to bring in \$225,000 if the owner weeks are rented. If you've been in search of a beautiful home in a great neighborhood, make sure you preview this oversized property before it is too late.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	Concrete Driveway	Living Room
	Porch	4 car parking	Dining Room
	Fenced Yard		Kitchen
	Outside Shower		Recreation/Family
	In Ground Pool		Laundry/Utility Room
	Sprinkler System		1st Floor Primary Bedroom

# Berger Realty

• Since 1928 •



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



InteriorFeatures  
Cathedral Ceilings  
Fireplace- Gas  
Wood Flooring  
Security System  
Smoke/Fire Alarm  
Storage  
Kitchen Island

AppliancesIncluded  
Range  
Self-Clean Oven  
Microwave Oven  
Refrigerator  
Washer  
Dryer  
Dishwasher  
Disposal  
Smoke/Fire Detector

AlsoIncluded  
Furniture

Heating  
Gas Natural  
Forced Air  
Multi-Zoned

Cooling  
Central Air Condition  
Multi Zoned

HotWater  
Gas- Natural

Water  
City

Sewer  
City



Ask for Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)

